CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM	Tuesday, July 10, 2018
CITY HALL, 700 EDISON STREET	6:00 PM

Call to Order

Public Hearings

1. Public Hearing for Zoning Amendment Application for 420 Clermont Street to Classify Property as B-4, Central Business District instead of R-4, General Residence District to Expand the Drive In Bank Parking Lot for the Covantage Credit Union Expansion
2. Public Hearing for Zoning Amendment Application for 411 Superior Street to Classify Property as B-3, General Commercial District instead of R-4, General Residence District for food service

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Approval of the Minutes from the June 5, 2018
2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 420 Clermont Street as B-4, Central Business District instead of R-4, General Residence District
3. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify Property at 411 Superior Street as B-3, General Commercial District instead of R-4, General Residence District for food service
4. Approval of the Certified Survey Map for Lots 1, 2, 3, 4, 5 and 6 of Block 55 of the Original Plat of the City of Antigo (Contingent Upon Approval of Re-Zoning at Council)

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Jaime Horswill, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: July 03,2018 BILL BRANDT

Antigo
"Antigo Area on the go"

Attachment: Public Hearing Notice for 420 Clermont Street (2195 : Public Hearing for 420 Clermont Street)

NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described property as B-4, Central Business District instead of R-4, General Residence District:

"Original Plat Lots 7 & 8 Block 53 Parcel #201-0739
(420 Clermont Street)"

to expand the drive in bank parking lot for the Covantage Credit Union expansion.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, July 10, 2018, at 6:00 p.m. in the Multi-Purpose Room, City Hall, 700 Edison Street, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org

Antigo
"Antigo Area on the go"

NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described property as B-3, General Commercial District instead of R-4, General Residence District:

> "Part of Lot 5 & 6 Block 55 City of Antigo Parcel #201-0771
> (411 Superior Street)"

for food service.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, July 10, 2018, at 6:00 p.m. in the Multi-Purpose Room, City Hall, 700 Edison Street, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
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Attachment: Public Hearing Notice for 411 Superior Street (2196 : Public Hearing for 411 Superior Street)

CITY OF ANTIGO
APPLICATION FOR ZONING AMENDMENT

If you are requesting a zoning amendment, please provide the following information. Note that a differe application is required if you are requesting a conditional use. Should you have any questions about tl form or the City's rezoning process, please call 715-623-3633 x134.

1. Petitioner's Name (PRINT): Michael Mohr - REI Engineering
   Petitioner's Address (PRINT): 4080 N 20th Ave Wausau, WI 54401
   Petitioner's Telephone Number (with Area Code): 715-675-9784
2. Property Owner Name (PRINT): CoVantage Credit Union - Brian M.
   Property Owner's Address (PRINT): PO Box 107 Antigo, WI
   Property Owner's Telephone Number (with Area Code): 715-627-4336
3. **Property Information:**
   A. Address: 420 Clermont St.
   B. Parcel ID Number: 2010739
   C. Legal Description: Original plat Lots 7 and 8 Block 53
   (The legal description may be obtained from the City Zoning Administrator.)
4. A. **Existing** zoning district classification(s) of the land included within the petition: R-4
   B. **Existing** land use on land included in this application: single family
   C. **Proposed** zoning district classification(s) of the land included within the petition: B-4
   D. **Proposed** land use(s) following rezoning: Drive-in Bank
5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary):
   420 Clermont will be rezoned to match the existing B-4 zoning to the north. It will be combined with 801 6th Ave
6. Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.
   (City Zoning Administrator may provide this information)
7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altered.
   (City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 420 Clermont Street (2203 : Zoning Amendment Application for 420 Clermont Street)

8. If petitioner is not the property owner a letter with the owner's signature shall be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.

Signature of Petitioner: _____ **Date:** 5-21-18

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the fee of **$200** paid to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409.

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: **http://www.antigo-city.org/**

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: Roger Musolff Date: 5/31/18

City Planning Commission / Public hearing:
Date: July 10, 2018 □ Approved □ Denied

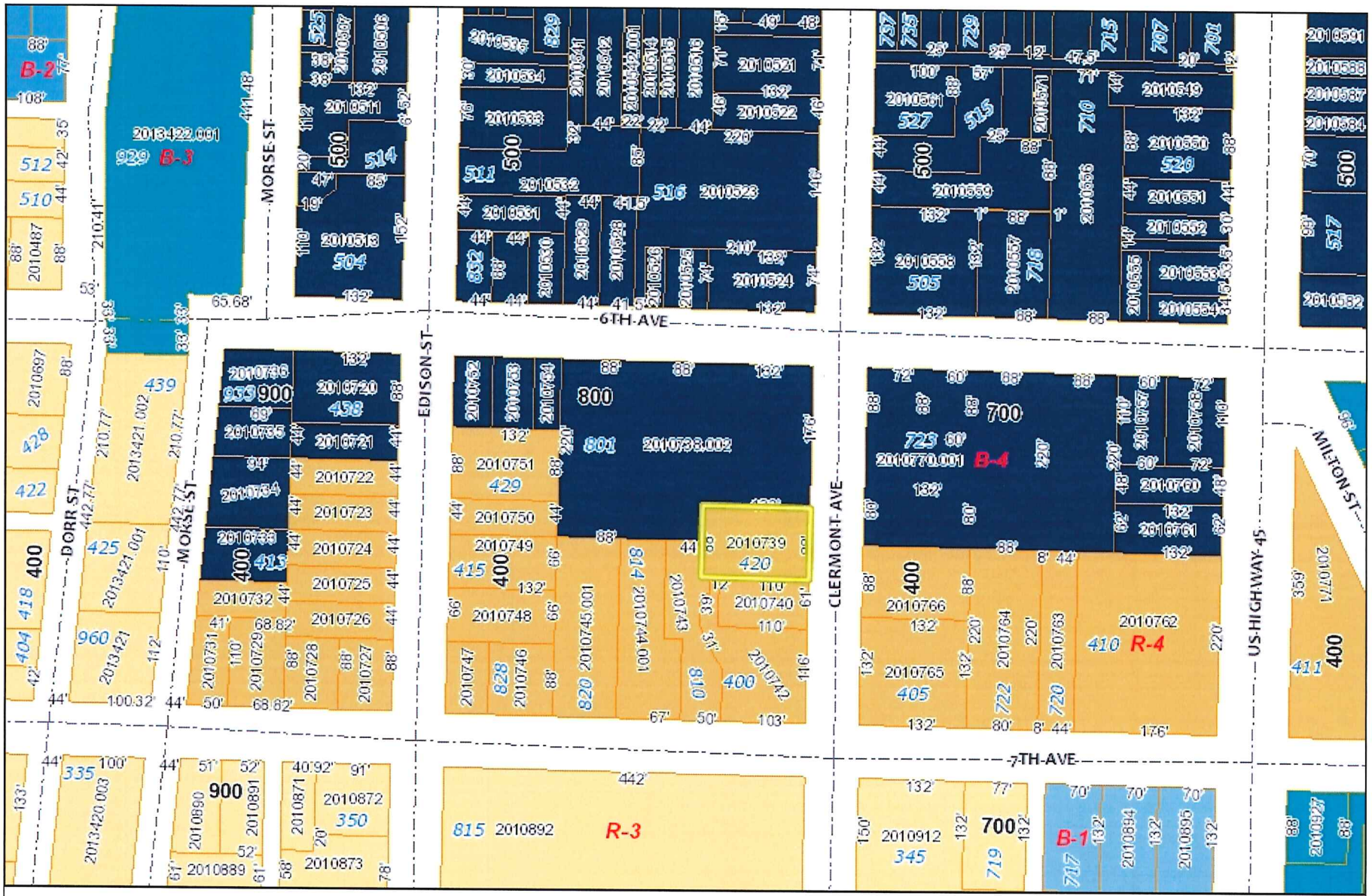
Common Council / Public hearing:
Date: _____ □ Approved □ Denied

Ordinance number: _____

Notes: _____

2014ZoneChangeApp.frm
Revised: December 5, 2014.

Attachment: Zoning Amendment Application for 420 Clermont Street (2203 : Zoning Amendment Application for 420 Clermont Street)



DISCLAIMER: This data is provided by the City of Antigo for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. The recipient of this data assumes any risk of its use for any purpose.

City of Antigo GIS

333 167 0 333

SCALE: 1" = 2,000'

Antigo "Antigo Area on the go"

Print Date: 5/21/2018

City of Antigo Public Works Department

Memo

To: City Plan Committee

From: Charley Brinkmeier

Date: July 3, 2018

Re: CoVantage rezone of purchased property

CoVantage has recently purchased 420 Clermont St and is requesting to rezone the property from R-4 zoning to B-4 to allow for additional parking for their employees. We have received no comments from the neighbors. All the CoVantage adjoining property is zoned B-4. We would recommend approval of the rezone from the Committee.

Attachment: Zoning Amendment Application for 420 Clermont Street (2203 : Zoning Amendment Application for 420 Clermont Street)

Antigo
"Antigo Area on the go"

CITY OF ANTIGO
APPLICATION FOR ZONING AMENDMENT

If you are requesting a zoning amendment, please provide the following information. Note that a differ application is required if you are requesting a conditional use. Should you have any questions about t form or the City's rezoning process, please call 715-623-3633 x134.

1. Petitioner's Name (PRINT): Joe Dreager
   Petitioner's Address (PRINT): PO BOX 340 Antigo, WI 54409
   Petitioner's Telephone Number (with Area Code): 715-216-0804

2. Property Owner Name (PRINT): Boys and Girls Club of Langlade Co.
   Property Owner's Address (PRINT): 411 Superior Street Antigo, WI. 54409
   Property Owner's Telephone Number (with Area Code): 715-219-0176

3. **Property Information:**
   A. Address: 411 Superior Street
   B. Parcel ID Number: 201 0771
   C. Legal Description: PART OF LOT 5&6 BLOCK 55 CITY OF ANTIGO
   (The legal description may be obtained from the City Zoning Administrator.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: R-4 General Residence

   B. **Existing** land use on land included in this application: Retail and service

   C. **Proposed** zoning district classification(s) of the land included within the petition: B-3General Commerc

   D. **Proposed** land use(s) following rezoning: Food Service

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): The three parcels directly to the south are zoned as B-3 District

6. Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.
   (City Zoning Administrator may provide this information)

7. Name and Address of all abutting and opposite property owners within 300 feet of the property to be altere
   (SEE ATTACHED)

Attachment: Zoning Amendment Application for 411 Superior Street (2205 : Zoning Amendment Application for 411 Superior Street)

8. If petitioner is not the property owner a letter with the owner's signature shall be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.

Signature of Petitioner: _____ **Date:** 6-27-18

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

paid + #50CSN

Please return this completed form with the information indicated above and the fee of **$200** to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409.

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: **http://www.antigo-city.org/**

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: Roger Musolff Date: 6-27-18

City Planning Commission / Public hearing:
Date: July 10 2018 □ Approved □ Denied

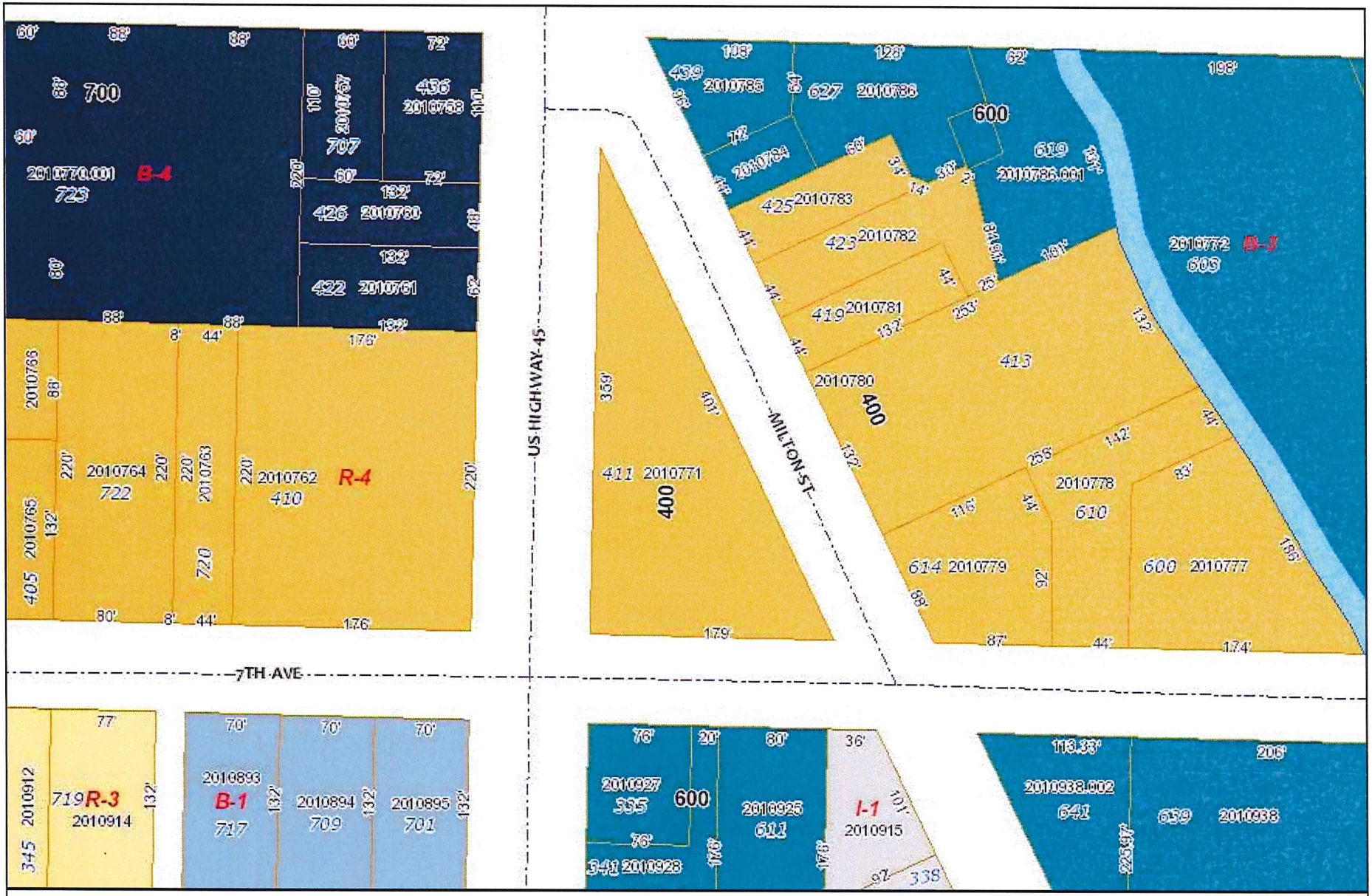
Common Council / Public hearing:
Date: _____ □ Approved □ Denied

Ordinance number: _____

Notes: _____

2014ZoneChangeApp.frm
Revised: December 5, 2014.

Attachment: Zoning Amendment Application for 411 Superior Street (2205 : Zoning Amendment Application for 411 Superior Street)



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City of Antigo GIS

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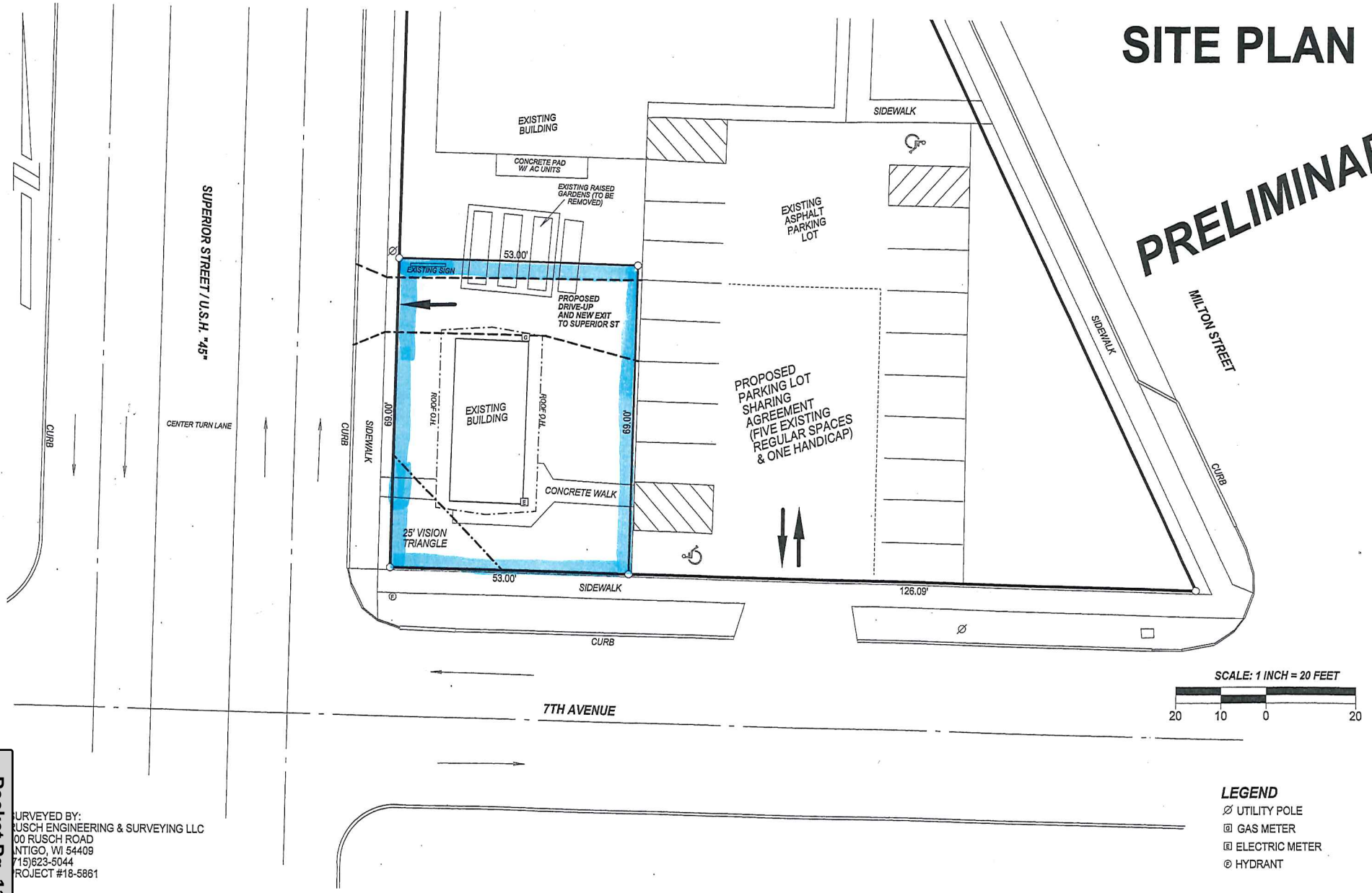
SCALE: 1" = 1,200 '

Antigo "Antigo Area on the go"

Print Date: 6/27/2018

SITE PLAN

PRELIMINARY



URVEYED BY:
USCH ENGINEERING & SURVEYING LLC
00 RUSCH ROAD
NTIGO, WI 54409
715)623-5044
ROJECT #18-5861

BOYS & GIRLS CLUB
OF LANGLADE COUNTY

June 29, 2018

City of Antigo
700 Edison Street
Antigo WI 54409
Attn: Roger Musolff

Dear Roger,

The Boys & Girls Club of Langlade County is selling the property at 403 Superior St, Antigo WI, 54409 to Joe Draeger. We support the rezoning of the property.

If you need anything else please let me know.

Sincerely,

Angel Zimmerman
Executive Director
715-627-1389 Ext 3

Boys & Girls Club of Langlade County
411 Superior St
Antigo, WI 54409
www.bgclang.org

RECEIVED
JUL 02 2018
CITY OF ANTIGO

"To enable all young people, especially those who need us most, t reach their full potential as productive, caring and responsible citizens."

Executive Director
Angel Zimmerman
angelz@bgclang.org

Club Director
Dave Corcoran
programs@bgclang.org

Office Manager
Hilary Messer-Franz
office@bgclang.org

Community Outreach Coordinator
Corie Zelazoski
coriez@bgclang.org

Board of Directors
President
Brian Millar

Vice President
Katie Musolff

Treasurer
Dan Sheldon

Secretary
Tom Koss

Members of the Board
Anna Barth
Kim McCann
Molly Held
Shaughn Novy
Tami Stueck
Tara Guelzow
TJ Beck

United Way
A United

Attachment: Zoning Amendment Application for 411 Superior Street (2205 : Zoning Amendment Application for 411 Superior Street)

City of Antigo Public Works Department

Memo

To: City Plan Committee

From: Charley Brinkmeier

Date: July 3, 2018

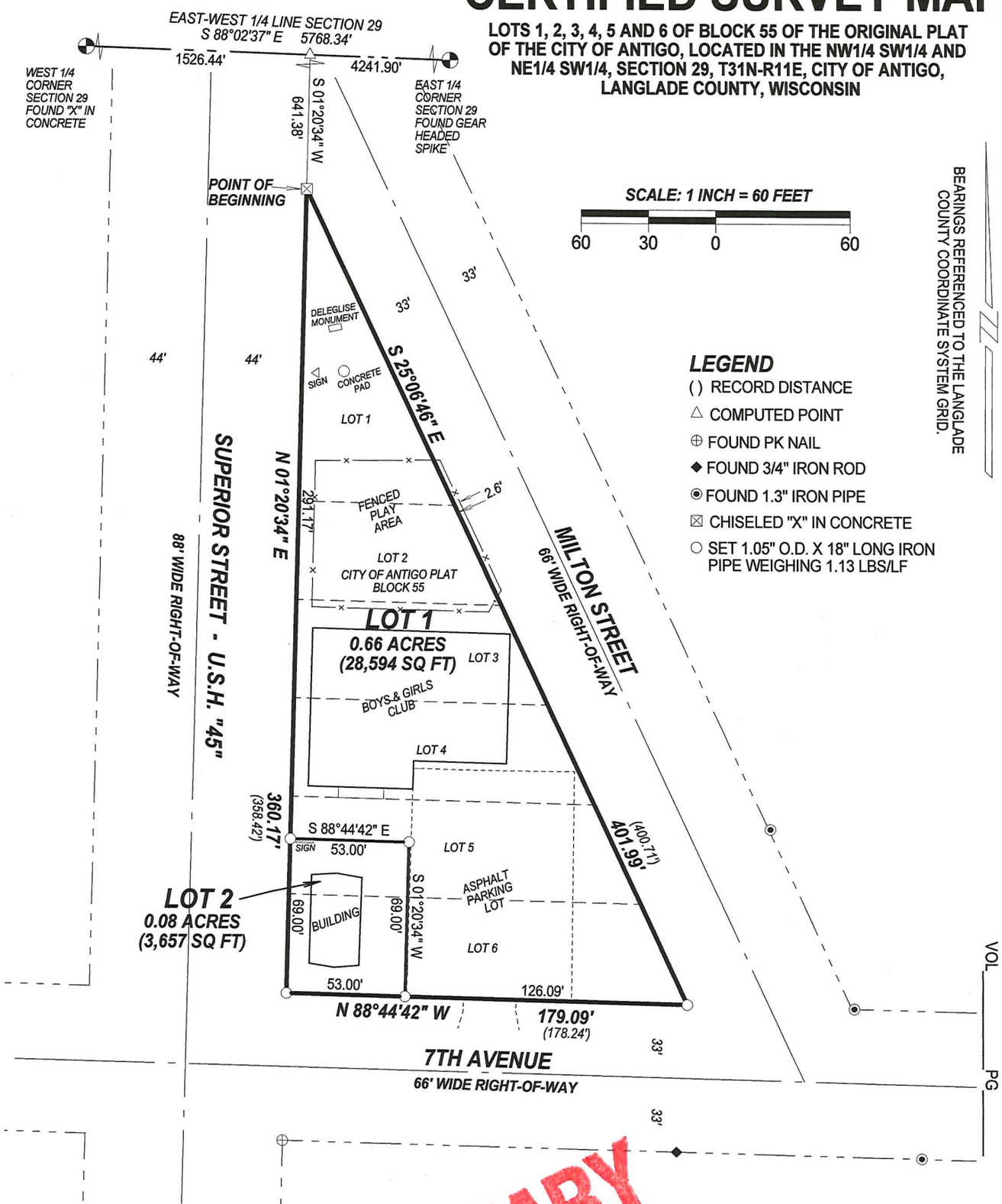
Re: Boys and Girls Club Partial Rezoning

The Boys and Girls Club has been approached for selling the building located in the Southwest corner of the property. The potential owner is planning on a drive through ice cream and coffee shop. Currently the property is zoned R-4. They are requesting that only Lot 2 of the survey be rezoned to B-3 to allow for this type of business. We have received no comments from any of the neighbors. We would recommend approval for the rezoning of Lot 2. The remainder of the property will still be R-4 Zoning.

Attachment: Zoning Amendment Application for 411 Superior Street (2205 : Zoning Amendment Application for 411 Superior Street)

CERTIFIED SURVEY MAP

LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 55 OF THE ORIGINAL PLAT OF THE CITY OF ANTIGO, LOCATED IN THE NW1/4 SW1/4 AND NE1/4 SW1/4, SECTION 29, T31N-R11E, CITY OF ANTIGO, LANGLADE COUNTY, WISCONSIN



PRELIMINARY

SURVEYED BY:
RUSCH ENGINEERING & SURVEYING LLC
400 RUSCH ROAD
ANTIGO, WI 54409
(715)623-5044
PROJECT #18-5861

Attachment: CSM Draeger (2202 : CSM)

CERTIFIED SURVEY MAP

Lots 1, 2, 3, 4, 5 and 6 of Block 55 of the Original Plat of the City of Antigo, Located in the NW1/4 SW1/4 and NE1/4 SW1/4, Section 29, T31N-R11E, City of Antigo, Langlade County, Wisconsin

I, Timothy J. Rusch, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped by the order of Boys and Girls Club Director Angel Nicholsen, Lots 1, 2, 3, 4, 5 and 6 of Block 55 of the Original Plat of the City of Antigo, located in the NW1/4 SW1/4 and NE1/4 SW1/4, Section 29, T31N-R11E, City of Antigo, Langlade County, Wisconsin. Said parcel is more particularly described as follows:

Commencing at the West 1/4 Corner of Section 29; Thence S88°02'37"E, along the East-West 1/4 line of said Section, 1526.44 feet; Thence S01°20'34"W, 641.38 feet to the Point of Beginning; Thence S25°06'46"E, along the westerly right-of-way of Milton Street, 401.99 feet; Thence N88°44'42"W, along the North right-of-way of 7th Avenue, 179.90 feet; Thence N01°20'34"E, along the East right-of-way of Superior Street, 360.17 feet to the Point of Beginning. Said parcel contains 0.74 acres.

That said parcel is subject to any right-of-way, easement, reservation or restriction in use or of record.

That this map is a true and correct representation of all boundaries of the land surveyed, to the best of my knowledge and belief, and that I have complied with the provisions of Wisconsin Statute 236.34 and Land Division Ordinances of City of Antigo in surveying and mapping same.

Dated this 15th day of June, 2018

PRELIMINARY

_____
Timothy J Rusch
Professional Land Surveyor S-2671

Rusch Engineering & Surveying LLC
400 Rusch Road
Antigo, WI 54409
715-623-5044
Project # 18-5861

ANTIGO CITY PLAN COMMISSION APPROVAL
This Certified Survey Map being Lots 1, 2, 3, 4, 5 and 6 of Block 55 of the Original Plat of the City of Antigo, located in the NW1/4 SW1/4 and NE1/4 SW1/4, Section 29, T31N-R11E, City of Antigo, presented by Boys and Girls Club of Langlade County, is hereby approved by the City Plan Commission.

Approved:_____ _____
Mayor Date

I hereby certify that the foregoing approval is in accordance with action taken by the City Plan Commission of the City of Antigo.

Signed:_____ _____
City Clerk Date

Owner:
Boys and Girls Club of Langlade County
411 Superior Street
Antigo, WI 54409

Attachment: CSM Draeger (2202 : CSM)